

Certificate of Notice Page 1 of 3
 United States Bankruptcy Court
 Eastern District of Pennsylvania

In re:
 Andres A Acuna
 Karin M Acuna
 Debtors

Case No. 17-18213-ref
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-4

User: Keith
 Form ID: pdf900

Page 1 of 2
 Total Noticed: 3

Date Rcvd: Jul 26, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 28, 2018.

db/jdb +Andres A Acuna, Karin M Acuna, 104 Cath Yann Drive, Reading, PA 19606-2409
 cr +Ernst Valery Investments Corp., 1707 N. Charles Street, Suite 200A,
 Baltimore, MD 21201-5835

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 cr +E-mail/PDF: gecsed@recoverycorp.com Jul 27 2018 01:55:31 Synchrony Bank,
 c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021

TOTAL: 1

***** BYPASSED RECIPIENTS (undeliverable, * duplicate) *****

acc Bryan P. Struckmann
 cd* +Andres A Acuna, 104 Cath Yann Drive, Reading, PA 19606-2409
 cc* +Ernst Valery Investments Corp., 1707 N. Charles Street, Suite 200A,
 Baltimore, MD 21201-5835
 cd* +Karin M Acuna, 104 Cath Yann Drive, Reading, PA 19606-2409

TOTALS: 1, * 3, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 28, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 26, 2018 at the address(es) listed below:

FREDERICK L. REIGLE on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreiglechl3.com,
 ecf_frpa@trusteel3.com
 JEROME B. BLANK on behalf of Creditor Deutsche Bank National Trust Company, As Trustee Et.Al
 paeb@fedphe.com
 JODI L. HAUSE on behalf of Creditor Deutsche Bank National Trust Company, As Trustee Et.Al
 jodi.hause@phelanhallinan.com, paeb@fedphe.com
 JOHN A. DIGIAMBERARDINO on behalf of Plaintiff Karin M Acuna jad@cdllawoffice.com,
 dmkc@cdllawoffice.com
 JOHN A. DIGIAMBERARDINO on behalf of Joint Debtor Karin M Acuna jad@cdllawoffice.com,
 dmkc@cdllawoffice.com
 JOHN A. DIGIAMBERARDINO on behalf of Plaintiff Andres A Acuna jad@cdllawoffice.com,
 dmkc@cdllawoffice.com
 JOHN A. DIGIAMBERARDINO on behalf of Debtor Andres A Acuna jad@cdllawoffice.com,
 dmkc@cdllawoffice.com
 JOHN A. DIGIAMBERARDINO on behalf of Counter-Defendant Karin M Acuna jad@cdllawoffice.com,
 dmkc@cdllawoffice.com
 JOHN A. DIGIAMBERARDINO on behalf of Counter-Defendant Andres A Acuna jad@cdllawoffice.com,
 dmkc@cdllawoffice.com
 KEVIN G. MCDONALD on behalf of Creditor Fifth Third Bank bkgroup@kmlawgroup.com
 REBECCA ANN SOLARZ on behalf of Creditor Fifth Third Bank bkgroup@kmlawgroup.com
 RICHARD J. WEITZMAN on behalf of Counter-Claimant Ernst Valery Investments Corp.
 rich@rjweitzmanlaw.com
 RICHARD J. WEITZMAN on behalf of Creditor Ernst Valery Investments Corp.
 rich@rjweitzmanlaw.com
 RICHARD J. WEITZMAN on behalf of Defendant Ernst Valery Investments Corp.
 rich@rjweitzmanlaw.com
 RICHARD L. ORLOSKI on behalf of Creditor Tropical Oil LLC rol0@cornell.edu
 ROLANDO RAMOS-CARDONA on behalf of Trustee FREDERICK L. REIGLE
 RRamos-Cardona@fredreiglechl3.com
 THOMAS YOUNG.HAE SONG on behalf of Creditor Deutsche Bank National Trust Company, As Trustee
 Et.Al paeb@fedphe.com
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov

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Page 2 of 2
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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)
system (continued)

WILLIAM MILLER*R ecfemail@FredReigleCh13.com, ECF_FRPA@Trusteel3.com

TOTAL: 19

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In re: Andres A. Acuna : Case No. 17-18213
Karin M. Acuna : Chapter 13
Debtors

ORDER

Upon consideration of the Debtors' Motion to Sell Real Estate Located at 1746 Mineral Spring Road, Reading, Berks County, Pennsylvania, ~~Free and Clear of Liens and Encumbrances Pursuant to 11 U.S.C. § 363,~~

IT IS HEREBY ORDERED that the Motion is granted. The Movant shall be permitted to sell the real estate located at 1745 Mineral Spring Rd., Reading, Berks County, Pennsylvania, ~~free and clear of all liens~~ in accordance with the terms of the Agreement of Sale attached as Exhibit "A" to the Motion and to distribute the proceeds as follows:

A. Payment of ordinary and necessary expenses incurred incident to the sale of the real estate, including but not limited to, payment of the real estate commission, payment of transfer taxes, if any, deed preparation, notary fees, disbursal fees, current and past real estate taxes, including those taxes owed to the Tax Claim Bureau of Berks County, and tax pro rations, tax certifications, delivery charges, and other ordinary costs and expenses associated with a residential real estate transfer, (collectively, the "Settlement Costs").

B. Payment of an agreed release amount or the outstanding balance owed to Key Bank, World's Foremost Bank, and Tropical Oil, LLC, whichever is less.

C. No remaining proceeds are anticipated from the sale. Provided, however, that in the unlikely event that the net proceeds are available, those proceeds will be distributed to the Trustee to fund the Debtors' obligations under their Chapter 13 Plan.

IT IS FURTHER ORDERED that a HUD-1 settlement sheet shall be provided to the Chapter 13 Trustee within ten (10) days from the date of settlement.

It is FURTHER ORDERED that the stay provided by B.R.C.P. 6004(h) shall be inapplicable to this Order.

7/26/18

BY THE COURT:



J.